

# \$720,000 - 168 Heritage Boulevard, Cochrane

MLS® #A2198128

## \$720,000

3 Bedroom, 4.00 Bathroom, 2,416 sqft  
Residential on 0.12 Acres

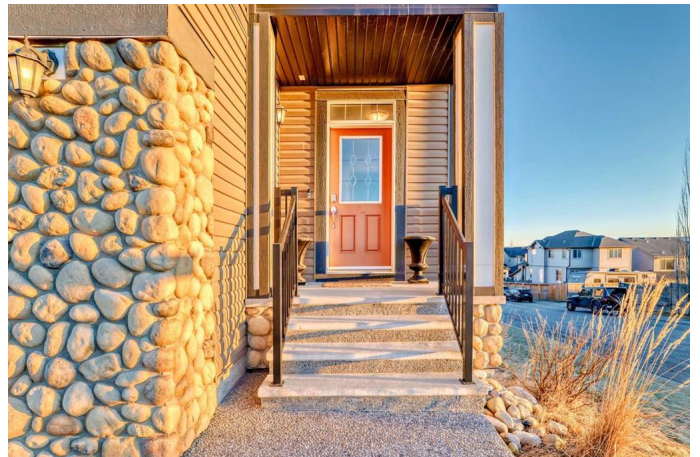
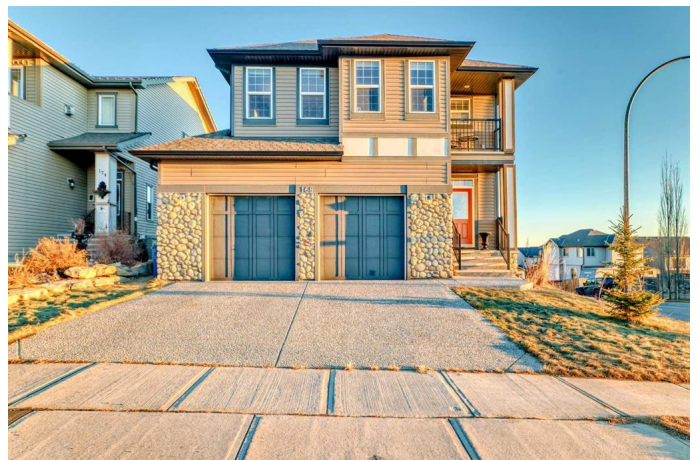
Heritage Hills., Cochrane, Alberta

**\*OPEN HOUSE SAT. MAR.8/25 2-4PM\***

Nestled in the heart of Heritage Hills, Cochrane, this 2,416 sq. ft. corner-lot home offers the perfect blend of comfort, space, and thoughtful design—ideal for a growing family.

Step inside to a bright, open-concept main floor where 9-foot ceilings and large windows fill the space with natural light. The modern kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, a deep pantry, and a central island perfect for gathering. Just off the large dining area, a spacious deck overlooks a fully fenced backyard, providing a great spot to unwind. The living room is warm and inviting, with a stone-faced fireplace and expansive windows that frame stunning mountain views. A functional mudroom with built-in laundry and upgraded Samsung washer and dryer adds everyday convenience, leading directly into the oversized double garage. A half-bathroom completes the main level.

As you head upstairs, a vaulted ceiling above the stairwell creates an airy, open feel, leading you to a versatile bonus room—ideal for a media space, home office, or playroom. The master suite is a retreat of its own, complete with a private balcony overlooking the mountains, a spa-inspired ensuite with a soaker tub, glass shower, dual vanities, and a generous walk-in closet. Two additional bedrooms and a full 3-piece bathroom



complete the upper level.

The fully finished walkout basement adds even more living space, featuring an illegal suite with a separate entrance, providing endless possibilities for guests or extended family. Additional laundry space and 3-piece bathroom complete the lower floor.

This home is designed for efficiency and comfort, featuring two energy-efficient furnaces, accordion blinds throughout, and an IOT smart thermostat system with IOT smoke detectors. Located in a family-friendly neighborhood, it's just steps from parks, a new school under construction, and public transit.

With a well-planned layout, abundant natural light, and stunning views, this home is ready to welcome its next family. Schedule your private showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2198128    |
| Price          | \$720,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,416       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 168 Heritage Boulevard |
| Subdivision | Heritage Hills.        |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 0S6                |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out, Exterior Entry   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding, Stone   |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 61              |
| Zoning         | R-LD            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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